

Narrative

General Information

County Name: Ripley

Person Performing Ratio Study: Aaron Shelhamer

Contact Information: aaron.shelhamer@tylertech.com

Vendor Name (If Applicable): Tyler Technologies

Additional Contacts (For purposes of the ratio study): Stacey Mathews Shawna Bushhorn
County Assessor

Sales Window (e.g. 1/1/19 to 12/31/20): 1/1/2019 to 12/31/20

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment. **Time adjustments were not applied as the 2019 sales still represented the current market and a lack of paired sales to determine time adjustments.**

Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

Commercial Improved:

We grouped Commercial and Industrial properties together. The construction types and sizes for the Commercial and Industrial properties are very similar, so these two categories were grouped together when we were developing trending factors. They are grouped that way on the ratio study as well.

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

PCC=Property Class Change

Property Type	Townships Impacted	Explanation
Commercial Improved	Otter Creek Twp.	PCC: 69-12-03-400-033.000-019 PCC: 69-12-10-111-046.002-019
Commercial Vacant	Brown Twp. Johnson Twp. Otter Creek Twp.	New Split: 69-17-20-400-015.002-005 New Spilt: 69-13-13-200-005.001-014 New Split: 69-13-13-200-005.004-014 PCC: 69-12-10-111-045.000-019 PCC: 69-12-10-111-046.000-019
Industrial Improved	Adams Twp.	New Construction: 69-07-17-400-021.000-004
Industrial Vacant		
Residential Improved		
Residential Vacant	Brown Twp. Laughery Twp.	PCC: 69-18-24-400-011.000-005 New Construction/PCC: 15 Parcels

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

Sections of Adams, Brown, Center, Franklin, Jackson, Johnson, Laughery and Otter Creek were part of Phase 3.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

The land order is created for each cyclical reassessment phase.

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

There were not any commercial or industrial unimproved valid land sales since most land available for sale in Ripley County is in row crop.

We use an effective age calculator to determine effective ages if changes are needed.

Almost all neighborhoods that had a representative number of sales fell within acceptable range and if they did not, we applied a factor to get them to meet IAAO standards. Any areas that did not have a fair representation of sales were combined with an adjoining area of similar economic factors. Please contact me if you have any questions.